Hexagon Transportation Consultants, Inc.

March 27, 2015

Shafi Amoni
115 Toyon Lane
Union City, CA 94587

Re: Parking Study for 81 & 83 Main Street

Dear Mr. Amoni:

Hexagon Transportation Consultants, Inc., has completed a parking study for the shopping center at 81 & 83 Main Street in Milpitas, California. It is our understanding that you are interested in leasing the two suites next to KFC (totaling 2,968 square feet gross floor area) for a grocery store. The existing retail center provides a total of 23 parking spaces on site, and there are currently three other office/businesses operating on site. The current businesses include a realtor's office, a pet grooming facility and a hair & nail salon. Once the grocery store goes in, the shopping center will be fully occupied. The purpose of the parking analysis is to determine whether the existing on-site parking supply is sufficient to meet the demand that would be generated by the grocery store and also serve the demand generated by the existing businesses on site.

Study Methodology

This parking study includes manual parking occupancy counts that were conducted every five-minutes from 10:00 AM to 7:00 PM in the parking lot that serves the retail center in order to capture the peak demand (see Appendix A) generated by the current businesses on site. The operating hours for the current businesses on site are from 9:00 AM to 6:30 PM. The opening hours for the proposed grocery store are from 10:00 AM to 8:00 PM. The parking survey was done on Tuesday, March 24, 2015, which represents a typical weekday.

Study Results

The results of the parking survey are shown below in Table 1.

Table 1 – Parking Occupancy Counts

Time Interval	Maximum # of Cars Parked [1]
10:00 AM - 11:00 AM	4
11:00 AM - 12:00 PM	4
12:00 PM - 1:00 PM	4
1:00 PM - 2:00 PM	4
2:00 PM - 3:00 PM	4
3:00 PM - 4:00 PM	4
4:00 PM - 5:00 PM	3
5:00 PM - 6:00 PM	2
6:00 PM - 7:00 PM	1

Note:
[1] Based on parking occupancy counts conducted on March 24, 2015 every 5 minutes between 10:00 AM and 7:00 PM

Table 1 shows the maximum number of cars parked in an hour based on the parking occupancy count done every five minutes. As shown in the table, the maximum number of cars parked in any given hour between

10:00 AM and 7:00 PM is 4 cars. The current businesses on site generate very little parking demand. The realtor's office generates a maximum demand of 1 to 2 parking spaces, the pet grooming facility usually have clients drop-off their pets and pick-them up once the pets are groomed, and the hair & nail salon currently generates very little parking demand.

Institute of Transportation Engineers (ITE) Parking Generation

The 85th percentile peak period parking demand for a Shopping Center (ITE land use code 820) is 3.16 spaces per 1,000 square feet of gross floor area based on the ITE Parking Generation Manual, 4th edition on a non-Friday weekday. This is based on parking studies collected from approximately 24 shopping centers surveyed throughout the United States and Canada. This indicates that the project would need 10 parking spaces (3.16 x 2,968) based on the 85th percentile peak parking demand.

Conclusion

Based on the ITE Parking Generation manual, as observed from 24 parking surveys in the United States and Canada, 10 spaces will be adequate to meet the 85th percentile peak parking demand generated by the proposed grocery store. With a total of 23 parking spaces on site and with an existing maximum parking demand for 4 spaces, there would be a total of 19 vacant spaces on site.

It is our opinion that there is adequate parking available on site to handle the peak parking demand of the proposed grocery store.

We appreciate the opportunity to do this parking analysis for you. Please do not hesitate to contact us if additional information is needed.

Sincerely,

HEXAGON TRANSPORTATION CONSULTANTS, INC.

Trisha Dudala, P. E., Associate

Appendix A

Parking Occupancy Survey

24-Mar-15
Parking Study - 81-83 Main St. Lot, Milpitas, CA
Data Collection by Auto-Census (408-826-9673)
Parking Occupancy 5 minute intervals

Time	8-9AM	9-10AM	10-11AM	11-Noon	12-1PM	1-2PM
5			3	2	3	3
10			3	2	3	4
15			4	3	3	3
20			4	3	3	3
25			4	3	3	4
30			3	3	3	3
35			3	4	3	3
40			3	3	4	4
45			4	3	4	3
50			2	3	3	3
55			2	3	3	4
60			2	3	3	3

Time	2-3PM	3-4PM	4-5PM	5-6PM	6-7PM	7-8PM
5	3	2	3	2	0	
10	3	2	3	1	0	
15	3	2	2	1	0	
20	3	2	1	1	0	
25	3	2	1	1	0	
30	3	3	1	1	0	
35	3	4	1	1	0	
40	3	2	1	1	0	
45	3	2	1	1	0	
50	3	3	1	0	0	
55	4	2	1	0	1	
60	4	2	1	0	1	